# CITY OF REDMOND DESIGN REVIEW BOARD

September 20, 2012

NOTE: These minutes are not a full transcription of the meeting. Tapes are available for public

review in the Redmond Planning Department.

BOARD MEMBERS PRESENT: Joe Palmquist, Craig Krueger, Lara Sirois, Mike Nichols

**EXCUSED ABSENCE:** Scott Waggoner, David Scott Meade

STAFF PRESENT: Thara Johnson, Associate Planner; Gary Lee, Senior Planner

**RECORDING SECRETARY:** Susan Trapp with Lady of Letters, Inc.

The Design Review Board is appointed by the City Council to make decisions on design issues regarding site planning, building elevations, landscaping, lighting and signage. Decisions are based on the design criteria set forth in the Redmond Development Guide.

# **CALL TO ORDER**

The Design Review Board meeting was called to order by Vice Chairperson Joe Palmquist at 7:00 p.m.

### **MINUTES**

IT WAS MOVED BY MR. NICHOLS AND SECONDED BY MR. KRUEGER TO APPROVE THE MINUTES OF THE AUGUST 2, 2012 MEETING. MOTION APPROVED (3-0) WITH ONE ABSTENTION.

## DRB RULES OF PROCEDURE

Staff Contact: Thara Johnson, tmjohnson@redmond.gov or 425-556-2470

Ms. Johnson noted that originally, these rules were part of the Redmond Community Development Guide. They were included as appendices. These rules cover not only the Design Review Board, but all the boards and commissions in Redmond. In the Code rewrite process, staff and the Code Rewrite Commission, as well as City Council, decided to remove the Boards and Commissions Rules of Procedure from the Code, as the intent was not to codify them. The Redmond Municipal Code now includes the duties and authorities for each of the boards and commissions. Also now in the RMC is a requirement that Council has to adopt all these procedural aspects of each of the boards and commissions. Staff has reviewed a draft of this proposal and has taken out sections that are duplicative within the Redmond Zoning Code and Municipal Code. Procedural requirements which needed to be updated have been added as well. Staff will be making a report to council on this issue on October 16<sup>th</sup>. Ms. Johnson asked the DRB to get comments to her or Mr. Fischer, electronically, by the end of next week.

Mr. Krueger asked a question about what happened with the leadership DRB when the chair and vice chair were gone. Mr. Waggoner was the chair of the meeting when this situation happened a few weeks ago. Ms. Johnson noted that there was a section in the Rules of Procedure about this issue, and said staff would review Mr. Krueger's concern. Mr. Krueger noted that there was a provision in the text that the Chair and Vice Chair have a term of one year. Ms. Johnson said that was a typo and thanked Mr. Krueger for pointing that out.

# **PROJECT REVIEW**

## L120355, The Retreat

Description: Construction of 14 new townhome units in four buildings, associated landscape and

site improvements

**Location:** 8385 & 8400 - 167<sup>th</sup> Ave NE

**Applicant:** Robert Pantley *with* Natural & Build Environment, LLC **Staff Contact:** Dennis Lisk, <u>dwlisk@redmond.gov</u> or 425-556-2471

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Gary Lee filled in for Mr. Lisk on this project. Mr. Lee noted that this project has been through the prep process. At its last pre-application meeting, the Board had said this project was ready for review. Staff is recommending approval with standard conditions. Robert Pantley presented on behalf of the applicant and pointed out that at the last meeting, the DRB had said that this project was good to go. He asked the DRB if they had questions he could answer.

### **COMMENTS FROM THE BOARD MEMBERS:**

### Mr. Palmquist:

- Asked the applicant if any major changes had been made since the last meeting.
- The applicant replied that no major changes had occurred.

# Mr. Krueger:

- Asked if the colors had been determined. Mr. Krueger said that there was a palette of four colors presented at the last meeting.
- Mr. Pantley said he felt the DRB had directed him specifically with regard to color. Robin Murphy, on behalf of the applicant, said there were two schemes. These schemes had the same color palette, but one scheme had two or three fewer colors. The Board with more colors was positively received.
- Mr. Murphy said the current plan was as it was presented before, and the colors had not changed.

#### Mr. Palmquist:

- Asked if the two coloration alternates illustrated in the packet of information on this project would be used. Mr. Murray showed the Board an option with two fewer colors.
- Mr. Palmquist asked Mr. Lee if one color scheme over the other should be labeled as the preferred alternative. Mr. Lee said that would be helpful to staff.

### Ms. Sirois:

- Did not recall the color discussion, but noted that the first color scheme seemed like a rainbow marching down the street. She would prefer the color option with fewer colors included.
- She appreciated the use of bright colors, but said there were too many colors presented in the first scheme.
- Mr. Pantley said at the last meeting, the DRB was clear that the use of more colors was the preferred option. However, he said he was good either way. He noted that the backdrop for the project was a solid green background of evergreen trees, and the additional colors might bring it out more.

### Mr. Nichols:

- Said he was good with either color scheme. Mr. Nichols said this was a great project, and he had no objections to it. The applicant noted that there was a restrained palette of materials. The idea is to create a cohesive grouping but also differentiate the units so that there is some individuality in them.
- Therefore, there is some restraint with the materials and more liveliness with the colors to break things up a bit. There is some redundancy in the back of the buildings that shows some good row-house character, but color is used to break those buildings up.
- Mr. Krueger recalled from the last meeting that the idea of distinguishing between the homes was well received by the Board with this row-house concept, including Ms. Sirois.

### Ms. Sirois:

- Said there is always a balance between differentiating between units and having too much activity.
- Ms. Sirois said the colors were great. She was simply focused on how many colors were used and how busy the project would look.

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### Mr. Palmquist:

- Asked if the owners of the homes would be able to change the exterior colors, or choose their own colors if the homes are sold prior to building.
- The applicant said he sticks to his colors religiously. He added that he checks the color at the physical location with a staff member before proceeding. He asked if DRB could give some latitude to this project in that regard and trust staff to have good judgment on it.
- The applicant said with some flexibility, he could maximize the result.
- Mr. Palmquist asked Mr. Lee if that latitude was something staff was comfortable with. Mr.
  Lee said the DRB could give some direction to staff in that regard.

IT WAS MOVED BY MR. NICHOLS, AND SECONDED BY MS. SIROIS, TO APPROVE L120355, THE RETREAT, WITH THE CONDITION THAT REDMOND PLANNING DEPARTMENT STAFF WILL HAVE THE OPPORTUNITY TO HAVE A FINAL LOOK AT THE COLORS BEFORE THEY ARE APPLIED TO THE BUILDINGS. THE STANDARD CONDITIONS REGARDING PRESENTATION, MATERIALS, AND INCONSISTENCIES WILL APPLY. MOTION APPROVED (4-0).

### STAFF REQUEST FOR GUIDANCE

Centerpoint Development Color Change

Staff Contact: Gary Lee, <a href="mailto:glee@redmond.gov">glee@redmond.gov</a> or 425-556-2418

Mr. Lee asked the Board to consider a color change at the Centerpoint development on the T&D Feeds property, which was approved many, many years ago. Because this project was approved so many years ago, and because so many buildings have applied for the colors presented, Mr. Lee believed the project was employing an over-used color palette. Staff has asked the applicant to consider a new color palette. Mr. Lee said the colors looked nice to him, but he wanted some guidance from the DRB.

Mr. Palmquist confirmed that this was not an approval situation. Mr. Nichols said the color scheme looks great. Ms. Sirois said it looked nice but cold. She would like to see a warmer accent to create a better look amid large swatches of red. She said it would be acceptable, however, if the applicant could not make that work. Mr. Palmquist said the colors were fine. The applicant has gone from the colors that were popular five years ago to the colors that are very popular now. Mr. Lee thanked the DRB for its time.

## **CANCELLED PRE-APPLICATION**

## PRE120002, Valley Furniture

**Description:** Construction of a 5 – 6 story mixed-use development with approximately 270 units

**Location:** 8200 – 164<sup>th</sup> Ave NE **Prior Review Date:** 04-05-12 **Applicant:** Lizabeth Soldano

Staff Contact: Gary Lee, 425-556-2418 or glee@redmond.gov

# **ADJOURNMENT**

IT WAS MOVED BY MR. KRUEGER AND SECONDED BY MR. NICHOLS TO ADJOURN THE MEETING AT 7:21 P.M. MOTION APPROVED (4-0).

October 18, 2012	
MINUTES APPROVED ON	RECORDING SECRETARY